



**\*FIVE BEDROOM SEMI DETACHED HOUSE WITH THREE RECEPTION ROOMS\***  
**\*BRIGHT AND SPACIOUS KITCHEN/CONSERVATORY 14' 3" x 19' 5" (4.35m x 5.92m)\***  
**\*FRONT FACING LOUNGE & SEPARATE STUDY/BEDROOM FIVE\***

**\*DOUBLE GLAZED & GAS CENTRAL HEATING\* \*TWO SUMMERHOUSES WITH POWER & LIGHT, IDEAL HOME OFFICES!\* \*LARGE DRIVEWAY WITH AMPLE OFF ROAD PARKING, NO ONWARD CHAIN!\***

**AN EXTENDED FAMILY HOME OFFERING UP TO FIVE BEDROOMS** with a Bathroom and a shower Room. There are two Reception Rooms and a large Kitchen/Conservatory with access to the rear Patio Garden. The house has been updated throughout and offers great size accommodation as well as ample off road parking and several useful outbuildings. Foxon Lane is a popular residential location within easy reach of local shops, schools and wide open spaces. **NO ONWARD HOUSE CHAIN!**

**Foxon Lane, Caterham, Surrey CR3 5SJ**  
**ASKING PRICE: £629,950 FREEHOLD**



## **DIRECTIONS**

From the High Street in Caterham on the Hill, proceed straight over the roundabout into Town End, at the staggered junction turn left into Banstead Road and then first right into Foxon Lane, proceed along Foxon Lane, the house is on the right hand side on the corner of Foxon Lane Gardens.

## **LOCATION**

The house is located within a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butchers, pharmacy, post office and other specialised shops. At The Village in Coulsdon Road there is also a Tesco supermarket.

The commuter has a choice of railway stations at Caterham Valley and nearby Whyteleafe with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6. Caterham also benefits from a good selection of schools from nursery to secondary in both the private and public sectors. Coulsdon Common with many fine walks and woodland is also within a mile of the property. Other amenities include a sports centre at De Stafford School in Burntwood Lane and a good range of restaurants, pubs and High Street shops in Caterham Valley.

**A GREAT AREA TO LIVE  
CLOSE TO TOWN AND COUNTRYSIDE.**

## **ACCOMMODATION**

### **RECEPTION HALLWAY** 7' 7" x 9' 7" (2.31m x 2.93m)

Inviting hallway with two windows to either side of a panelled front door, stair case to the first floor, double radiator.

### **BATHROOM** 6' 11" x 6' 4" (2.10m x 1.94m)

Double glazed frosted window to the side, white modern suite comprising of a panelled bath with a mixer tap and a separate mixer shower fitment and shower screen, vanity wash hand basin and a low flush WC. Tiled wall surrounds, wall mounted heated towel rail / radiator, coved ceiling, inset downlighters and extractor fan.

### **LOUNGE** 13' 5" into bay x 11' 11" (4.10m x 3.62m)

Double glazed bay window to the front, feature fireplace with an inset electric flame effect fire, Tv point and double radiator.

### **REAR RECEPTION ROOM** 15' 1" x 12' 0" (4.59m x 3.67m)

Open plan to the Kitchen/Conservatory, useful under stairs cupboard housing the gas meter, wall mounted feature electric flame effect fire, wood effect flooring.

### **KITCHEN / CONSERVATORY / THIRD RECEPTION ROOM** 14' 3" x 19' 5" (4.35m x 5.92m)

A large impressive room with double glazed windows and double glazed doors to the rear Garden, part double glazed roof line beyond the Kitchen area, tiled flooring throughout. The Kitchen has a range of wall and base units with matching worktops with a single bowl stainless steel sink unit with a mixer tap. Wall cupboard housing the **IDEAL** gas fired combination boiler. Space and plumbing for a washing machine and dishwasher, space for a cooker with gas point, inset downlighters to the Kitchen ceiling, open plan to Rear Reception Room.

### **BEDROOM FIVE / STUDY** 8' 6" plus recess x 7' 8" (2.59m plus recess x 2.33m)

Double glazed window to the front, radiator.

## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Slight L'shape, access to four Bedrooms and a Shower Room.

### **BEDROOM ONE** 11' 10" x 10' 11" (3.60m x 3.33m)

Double glazed window to the rear, wood effect flooring and double radiator.

### **BEDROOM TWO** 11' 11" x 10' 7" (3.63m x 3.22m)

Double glazed window to the front, wood effect flooring and double radiator.



### **BEDROOM THREE** 9' 8" x 7' 7" (2.95m x 2.30m)

Double glazed window to the side, wood effect flooring and radiator.

### **BEDROOM FOUR** 8' 5" x 7' 6" (2.56m x 2.29m)

Double glazed window to the side, wood effect flooring and double radiator.

### **SHOWER ROOM** 6' 6" x 4' 6" (1.97m x 1.37m)

Double glazed frosted window to the side, modern white suite comprising of a corner tiled shower cubicle with a mixer shower fitment, pedestal wash hand basin with tiled splashback and a low flush WC.

## **OUTSIDE**

### **FRONT GARDEN**

An enclosed front garden with a part high brick wall surrounds with trees and bushes. There is a detached timber Summerhouse which will remain hidden behind the front border brick wall.

### **DRIVEWAY**

A wide Driveway leads up to the house with ample off road parking for three vehicles or more. A pair of high wooden gates leads to the side access and front door on the side of the house.

### **REAR GARDEN & SIDE GARDEN AREA**

The rear Garden comprises of a large area of patio which extends to the side of the house. To the rear of the garden there is a Detached Summerhouse (approx-3m x 3.6m) with power and light, an ideal 'Home Office' if required. To the side of the house there are two further sheds, ideal tool store and bin store as well as a former Garage which has windows and a side access door. This building has power and light and is built using 9" thermal blocks for walls, again an 'Ideal Home Office' secluded behind the double wooden gates from the Driveway.

### **COUNCIL TAX**

The current Council Tax Band is 'E', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:  
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>

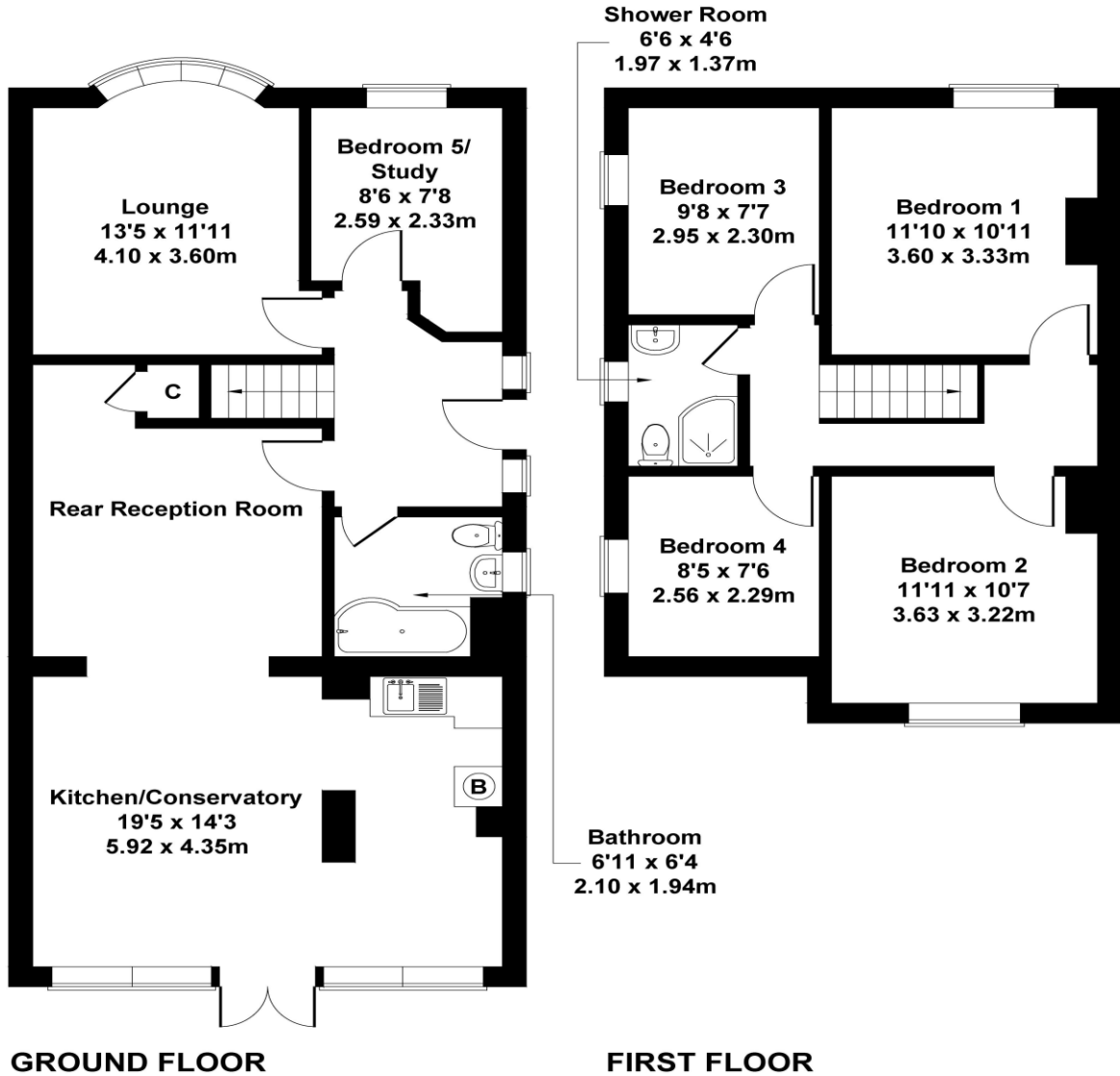
**7/9/2024**



**FLOORPLAN**

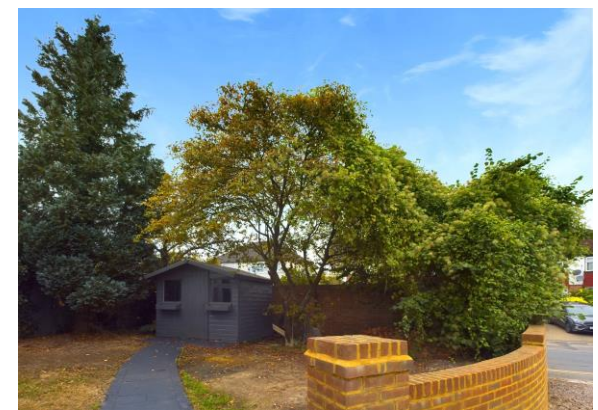
**Foxon Lane**

Approximate Gross Internal Area  
1367 sq ft - 127 sq m



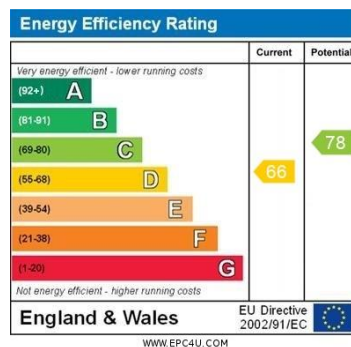
Not to Scale. Produced by The Plan Portal 2024  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)



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